



## STAFF REPORT

Planning Commission Meeting: April 29, 2024

<b>Application:</b>	<b>RZ23-0013: Rezoning from the RP-1 (Planned Single-Family Residential) District to the C-1 (Neighborhood Center) District and a Preliminary Site Development Plan for Caribou Coffee</b>
<b>Location:</b>	Northeast of W. 159 <sup>th</sup> Street and S. Brentwood Street
<b>Owner:</b>	Joe Campbell; Jacobson-Campbell Excavation, Inc.
<b>Applicant:</b>	Rob Barse; Mint Development Company, LLC
<b>Engineer/Architect:</b>	Corey Englund; Reprise Design
<b>Staff Contact:</b>	Emily Carrillo; Senior Planner

<b>Site Area:</b>	<u>1.10± acres</u>	<b>Proposed Use:</b>	<u>Restaurant, Carryout, or Fast Food and General Commercial</u>
<b>Building Area:</b>	<u>605 and 4,500 square feet</u>	<b>Plat:</b>	<u>Asbury Centre</u>
<b>Existing Zoning:</b>	<u>RP-1 (Planned Single-Family Residential)</u>	<b>Proposed Zoning:</b>	<u>C-1 (Neighborhood Center)</u>

	Plan Olathe Land Use Category	Existing Use	Current Zoning
<b>Site</b>	<b>Conventional Neighborhood</b>	<b>Vacant</b>	<b>RP-1 (Planned Single-Family Residential)</b>
<b>North</b>	Conventional Neighborhood	Vacant	CP-1 (Planned Neighborhood Center)
<b>South</b>	Conventional Neighborhood	Religious Institution	R-1 (Single-Family Residential)
<b>East</b>	Conventional Neighborhood	Vacant	C-1 (Neighborhood Center)
<b>West</b>	Conventional Neighborhood	Multifamily Residential	RP-3 (Planned Low Density Multifamily)

## 1. Introduction

The applicant is requesting to rezone from the RP-1 (Planned Single-Family Residential) District to the C-1 (Neighborhood Center) District with a preliminary site development plan which includes two (2) commercial lots, located on 1.10± acres northeast of W. 159th Street and S. Brentwood Street. Lot 1 consists of a 605 sq. ft. fast food building for Caribou Coffee. A future phase for Lot 2 includes a 4,500 sq. ft. general commercial building. The details provided for this lot are still conceptual in nature and do not include the level of detail typically provided with a preliminary site development plan. A revised preliminary site development plan will be required prior to submittal of a final site development plan for Lot 2.

The proposed coffee shop with drive-thru is categorized as '*Restaurant, Carryout, or Fast Food*' in UDO Chapter 18.20.500 and is not permitted within the existing RP-1 District. The applicant is requesting to rezone to the C-1 (Neighborhood Center) District to allow for the proposed use.

**Staff reviewed the rezoning application and is recommending approval of the C-1 District which is consistent with the zoning for the remainder of Asbury Centre to the north and east. However, staff is not supportive of the proposed fast-food use, which is a prohibited use within the surrounding Asbury Centre development as further detailed in the Land Use section of this report (see Section 4). With a recommendation to prohibit the requested land use, the plan automatically fails as it is contingent upon approval of the fast-food use.**

Staff had multiple meetings with the applicant advising of the incompatibility of the requested land use with the overall Asbury Centre and surrounding neighborhood. Staff requested changes to the proposed land use, layout of the property and design elements. The applicant did provide significant changes to the placement of the building along with the site and architectural design and desires to proceed with the land use request.

## 2. History

The subject property was annexed (ANX-01-93) into the City of Olathe in 1993 and rezoned (RZ-19-02) to the RP-1 District in 2002 as part of the Asbury Centre commercial development. At that time, this small tract of land was designated to remain as open space with amenities such as a gazebo and seating area for the adjacent Villas of Asbury on W. 158<sup>th</sup> Place. Those amenities were never installed by the property owner, and the land has remained vacant since that time. The proposed outdoor seating and pedestrian connections create a public facing outdoors amenity space within this development.

A final plat (FP-24-03) for Asbury Centre was recorded in 2003, platting the land outlined in black in the aerial photo provided below. Public improvements, such as Hunter Street, were constructed shortly after platting, but Asbury Centre's commercial area remained undeveloped until 2018, when Country Kids Day Care built just north of the subject property.

## 3. Existing Conditions

The subject property is undeveloped, and the land gently slopes down to the north towards the private internal street. 159th Street and Ridgeview Road are existing major arterial roads with sidewalk along both streets. Hunter Street is a private street with public water and sanitary

sewer connections located to the east and north. A few existing, mature evergreen trees are located along W. 159th that are proposed to remain on site.



*Aerial photo with subject site outlined in yellow; Asbury Centre commercial development in black.*



*View of subject property looking NE from the intersection of W. 159th and Brentwood.*

A rezoning application with preliminary plans (RZ23-0006) was recently approved for Lot 4 of the Asbury Centre to allow for the development of a 3,325 sq. ft. building for Central Bank and an 8,000 sq. ft. multi-tenant general commercial building. Additionally, a rezoning application with associated preliminary site development plans for Lots 1 & 2 of Asbury, located directly to the north, has been received and is currently under review with staff. The C-1 District aligns with both applications adjacent to the subject property.

#### 4. Zoning Standards

- a. **Land Use** – The applicant is requesting to rezone from the RP-1 District to the C-1 (Neighborhood Center) District. The PlanOlathe Future Land Use Map designates this site as a Conventional Neighborhood, which typically consists of single-family housing. However, as provided in PlanOlathe, *neighborhood centers are distributed throughout Olathe neighborhoods to provide local access to convenience goods and services, reduce the need for lengthy drives, and promote walkability.* The Asbury Centre is an existing neighborhood center commercial node located at a major intersection, which is consistent with other major intersections in southern Olathe.

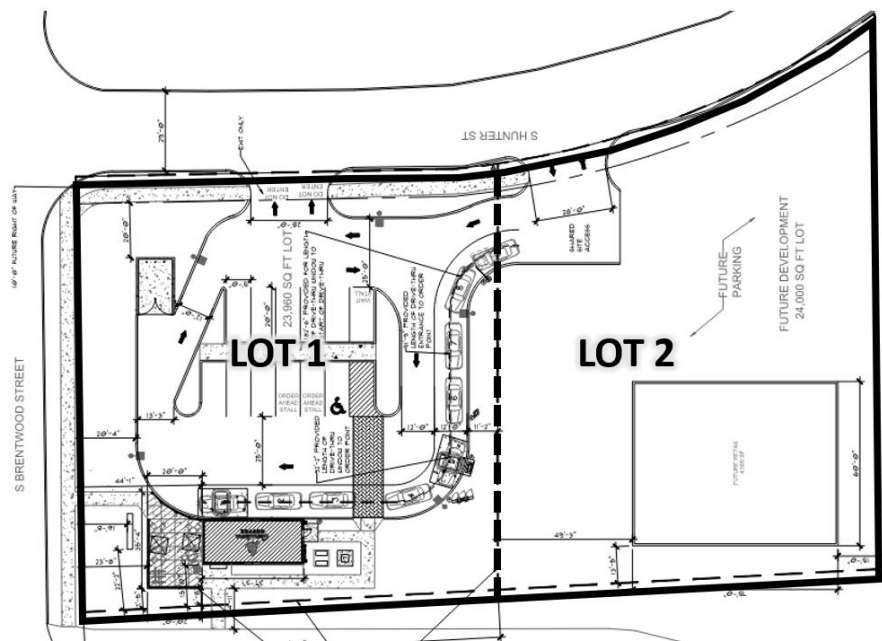
The C-1 District permits over 70+ land uses that provide the convenience goods and services called for by PlanOlathe. This rezoning is compatible with the adjacent commercial/office districts already found in the Asbury Centre. However, some use restrictions are recommended which is consistent within the larger Asbury Centre development, and to maintain compatibility with the nearby residences.

1. Fast-Food or Carryout Restaurants
2. Animal Care Facilities with Outdoor Kennels.
3. Any Distance Restricted Businesses as listed in Olathe Municipal Code Chapter 5.43.

The fast-food restaurant use typically attracts a higher volume of traffic, increased exterior lighting, can contribute to additional noise associated with these types of business and increased hours of operation.

For these reasons, staff is recommending restricting this use at this location directly across from residential neighborhoods to the west and southwest. The applicant is amenable to the proposed land use restrictions with the exception of the fast-food use.

***The following analysis on dimensional, development and design standards are provided for the fast-food use proposed for Lot 1. Also, Lot 2 of this application is conceptual as the use has not been identified at this time. A revised preliminary site development plan will be required with full details including site and architectural drawings.***



- b. **Building Height** –The coffee shop building is one-story and 17.8 feet at its peak, complying with the maximum building height of two-stories and 30 feet tall.
- c. **Setbacks** – The C-1 District requires this development to maintain a front yard building setback between 20 and 150 feet from 159th Street. The applicant is requesting a waiver, which is detailed in Section 10 of this report, to allow the building to be setback 15 feet from W. 159th Street right-of-way in lieu of the 20-foot minimum requirement. This setback distance allows the building to comply with the requirement of Site Design Category 3 to build within the 15-foot street frontage area.

The fast-food building complies with the minimum street corner side yard setback of 20 feet along the other street frontages and the minimum side and rear yard setback of 7.5 feet to the west and north respectively. All paved areas comply with the minimum paving setback of 15 feet from street right-of-way and 10 feet from property lines.
- d. **Frontage Buildout** – The C-1 District also requires a minimum frontage buildout of 50% within the required front setback area described above. Frontage buildout is calculated as the front building façade width as a percentage of the overall lot width. The developer is requesting a waiver to this requirement to allow a frontage buildout of 30% along 159<sup>th</sup> Street. See Section 10 below for an analysis of this waiver request.
- e. **Open Space** – The development includes 32% open space, exceeding the minimum requirement of 20% open space required within the C-1 District.

## 5. Development Standards

- a. **Access/Streets** – The proposal takes full access from Hunter Street, and a new sidewalk will be installed along Hunter Street connecting to Brentwood to the west and extending to the approved development to the east. Access for the conceptual commercial lot will be reviewed with a revised preliminary site development plan when a future use and tenant has been identified. Revised access and traffic circulation for Lot 1 will be forthcoming with the final site development plan if recommended for approval as stipulated.
- b. **Drive-Through** – A single lane drive-through for the coffee shop is proposed to the north and east of the coffee shop. The drive-through provides over 188 feet of stacking length from the drive-through entrance to the menu board, exceeding the minimum requirement of 80-feet. In addition, a future escape lane is shown and may be installed if desired by a future tenant.
- c. **Parking** – A parking analysis is required for the proposed drive-thru use as no indoor seating is provided for customers. The development includes 12 on-site parking spaces to provide parking for up to five (5) employees during peak shifts. A wait stall for drive thru orders has been included and six (6) stalls for general customer use to accommodate the outdoor seating area and walk-up order window that is a separate pedestrian-oriented feature from the drive-thru. Caribou's prototype for the smaller cabin coffee shop concept, typically requires 15 total stalls, so the proposed parking represents a reduction in parking relative to current prototypical corporate standards. Further, the proposal does not exceed 125% of the minimum parking as required by the C-1 District.
- d. **Landscaping/Screening** – The proposed development exceeds all landscape requirements. Along the perimeter of the site, the required plantings are proposed along all street frontages and buffer requirements are met along the abutting properties.

Internally, the proposed parking lot and building foundation landscaping exceeds UDO requirements.

All building mounted utilities, and all ground- and wall-mounted utilities will be adequately screened by the proposed landscaping. A brick trash enclosure is proposed along the west side of the development that will be adequately screened.

- e. **Stormwater/Detention** – Stormwater detention and quality standards per Title 17 are required and will be reviewed with final site development plans.
- f. **Public Utilities** – The property is in City of Olathe sewer and WaterOne service areas. Existing sanitary sewer and water mains are in the northeast corner of the site and this development will connect to and extend these main lines along Hunter Drive. If approved, additional review is required with final site development plans.
- g. **Signs** – There is an existing monument sign located at the southwest corner of the property that will need to be relocated due to the development as proposed and should be included on final site development plans. All signage is reviewed administratively by separate application and is subject to the requirements of 18.50.190.

## 6. Site Design Standards

The property is designated as a Conventional Neighborhood in the PlanOlathe Comprehensive Plan Future Land Use Map; however, with the proposed C-1 District zoning designation, the site is subject to Site Design Category 3 (UDO 18.15.115). The following is a summary of the applicable site design requirements.

- a. **Landscape Options** – One of the prescribed landscape options must be provided where building façades are not located in the minimum frontage. The development provides the planted buffer with a two- to three-foot-tall limestone wall along 159<sup>th</sup> Street.
- b. **Street Frontage Area** – The proposed buildings are setback 15-feet from W. 159<sup>th</sup> Street and occupies over 30% of the street frontage length, which complies with the street frontage area requirement along W. 159<sup>th</sup> Street.
- c. **Parking Pod Size** – The proposal includes 12 stalls in the largest parking pod, which complies with the maximum of 40 stalls per parking pod.
- d. **Pedestrian Connectivity** – At least two prescribed pedestrian connections options must be provided on site. The site provides decorative crosswalks within the development, a new sidewalk will be constructed along Hunter and Brentwood streets, and connections are provided to Brentwood and to the existing sidewalk along W. 159<sup>th</sup>. The pedestrian gateway option is also met by the well-landscaped outdoor patio with a limestone wall feature at the pedestrian entrances off Brentwood and W. 159<sup>th</sup> streets.

## 7. Building Design Standards

The proposed coffee shop with drive-thru and conceptual commercial building are subject to the Commercial and Retail Building Design Standards per UDO 18.15.020.7. The west, north and south elevations of the coffee shop are considered primary façades. Due to the minimal size and function of the proposed coffee shop, design standards such as entry features, vertical and horizontal articulation and façade expression are not applicable.

## 8. Building Material Standards

The coffee shop is clad with Class 1 white brick, cream colored stone veneer, clear glass and a Class 3 fiber cement trim accent material in bronze tones. Decorative trusses with siding transitions support a traditional sloped metal roof. Dark bronze window trim and craftsman-style wall sconces accent the rustic cabin-style architecture.

## 9. Public Notification and Neighborhood Meeting

The applicant mailed the required public notification letters to surrounding property owners within 200-feet and posted a sign on the subject property per UDO requirements.

The applicant held a neighborhood meeting on April 8, 2024, in accordance with the UDO and the minutes of this meeting are included in the agenda packet. Eight (8) residents attended this meeting and asked several questions regarding the access, anticipated traffic, compatibility with adjacent uses, and clarification regarding staff recommendation. During the meeting, no one spoke in opposition of the proposal. The applicant addressed all questions and overall, residents expressed their support of the proposed coffee shop. Staff has not received any correspondence regarding the project.

## 10. Waiver Request

Section 18.40.240 of the UDO provides a mechanism for waivers to be considered when unnecessary hardships can be demonstrated or where the exception would result in superior design. The applicant has submitted a justification statement for the requested waivers, which is attached to this report. The applicant is requesting waivers from:

1. UDO 18.20.130.B, which requires buildings to be constructed a minimum of 20 feet from street right-of-way and the buildings to occupy a minimum of 50% of the lot width within this street frontage setback area. The applicant is requesting a waiver to reduce the minimum front yard setback from 20 to 15 feet along 159<sup>th</sup> Street and to reduce the street frontage buildout from 50% to 30% along 159<sup>th</sup> Street.
2. UDO 18.15.020.G.8.b, which requires that clear glass comprises a minimum of 25% of any primary façade. The applicant is requesting a waiver to reduce the glass percentage from 25% to 20% on all (3) primary facades of the coffee shop.

The applicant's justification statements provide that given the building's compact footprint, three (3) foot tall decorative landscape walls have been proposed along the Brentwood Street and 159<sup>th</sup> Street rights-of-way to assist in setting the frontage edge. As proposed, the building setback and frontage buildout does meet the requirements established in Site Design Category 3. Additionally, the small building footprint creates a hardship for meeting higher glazing percentages. This prototypical building floor plan has a significant amount of kitchen equipment and interior wall furring, so additional windows to meet the minimum standard would need to be non-functional spandrel glass. In addition to being non-functional, additional window area to meet the minimum percentages would be disruptive to the proportions of the façade.

## 11. UDO Rezoning Criteria Analysis

The future land use map of the PlanOlathe Comprehensive Plan identifies the subject property as a Conventional Neighborhood. Conventional Neighborhoods typically consist of single-family housing, but *neighborhood centers are distributed throughout Olathe neighborhoods to provide local access to convenience goods and services, reduce the need for lengthy drives, and promote walkability.*

The application was reviewed against the UDO criteria for considering rezoning applications listed in UDO Section 18.40.090.G as detailed below.

**A. *The conformance of the proposed use to the Comprehensive Plan and other adopted plans, studies, or policies.***

The requested C-1 District does not directly align with the Conventional Neighborhood designation of the Comprehensive Plan. However, the Comprehensive Plan calls for neighborhood centers to be *distributed throughout Olathe neighborhoods to provide local access to convenience goods and services, reduce the need for lengthy drives, and promote walkability*. This is an existing neighborhood center located at a major intersection, which is consistent with other major intersections in southern Olathe. In addition, the proposed rezoning meets the following policies of the Comprehensive Plan:

**LUCC-7.1: High Quality Design.** Encourage economically reasonable efforts toward high quality architecture, urban design, and site design. Use design guidelines as a tool for new development and redevelopment. Consider the desired context and character of existing neighborhoods and commercial centers.

**LUCC-8.1: Mixture of Complementary Land Uses.** Encourage and enable a mixture of complementary land uses in major new developments. In existing neighborhoods, a mixture of land use types, housing sizes and lot sizes may be possible if properly planned and respectful of neighborhood character. Whenever land uses are mixed, careful design will be required in order to ensure compatibility, accessibility and appropriate transitions between land uses that vary in intensity and scale.

**HN-2.2: Complete Neighborhoods.** Encourage a “complete” neighborhood concept for new development, which includes a variety of residential densities on appropriately sized parcels, opportunities for shopping, nearby support services and conveniently sited public facilities, including roads, transit, and pedestrian connections, parks, libraries, and schools

**B. *The character of the neighborhood including but not limited to: land use, zoning, density (residential), architectural style, building materials, height, structural mass, siting, open space and floor-to-area ratio (commercial and industrial).***

Asbury Center is a developing commercial node with C-1 (Neighborhood Center) and CP-O (Office) zoning surrounded by existing low-density residential neighborhoods. The adjacent nonresidential uses are low intensity uses which serve surrounding neighborhoods, including Country Kids Day Care, Ascend Church, and the New Life Community Church. Nearby buildings are primarily one- or two-stories tall and more residential in design with sloped roofs, except for the Ascend Church and the recently approved Central Bank, which is more modern in design using primarily brick, stone, and glass materials.

**C. *The zoning and uses of nearby properties, and the extent to which the proposed use would be in harmony with such zoning districts and uses.***

The proposed C-1 District is in harmony with the surrounding zoning and uses of nearby properties. The adjacent CP-O and CP-1 Districts to the north and west are commercial districts, similar to the proposed C-1 District. The existing churches, undeveloped land,



and residential development to the south and east are in the R-1 District and separated from this property by arterial street right-of-way. However, the proposed fast-food restaurant use proposed with this application is of higher intensity than adjacent uses, generating more traffic, and typically having longer hours of operation. As such, the *Restaurant, Carryout or Fast Food* use is recommended to be restricted within the proposed C-1 District.

***D. The suitability of the property for the uses to which it has been restricted under the applicable zoning district regulations.***

The existing property is zoned to the RP-1 District and contains a land use restriction requiring the provision of private open space with amenities, such as a gazebo and seating area, for the adjacent Villas of Asbury. This site is less suitable for this existing land use restriction than for the neighborhood commercial center uses allowed within the C-1 District, which benefit the greater public. Private amenities should be integrated interior to residential neighborhoods, be easily accessible, and should not be located at the intersection of major roadways for safety and privacy reasons.

***E. The length of time the property has remained vacant as zoned.***

The property was zoned to the RP-1 District in 2002 and has remained undeveloped and vacant since that time.

***F. The extent to which approval of the application would detrimentally affect nearby properties.***

The proposed commercial zoning is not anticipated to detrimentally affect nearby properties. The property is bordered by major arterial streets including 159<sup>th</sup> Street and Ridgeview Road to the south and east and the properties to the north and east are within the same commercial development (Asbury Centre). Staff is recommending a list of restricted uses that are less compatible with adjacent residential properties.

***G. The extent to which development under the proposed district would substantially harm the value of nearby properties.***

Staff has not received any information indicating that the development as proposed would lead to a substantial impact on the value of surrounding properties.

***H. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the road network influenced by the use, or present parking problems in the vicinity of the property.***

This proposed use will not cause any adverse effect on traffic and safety of the road network. The subject property is accessed from Brentwood Street, which is a 2-lane collector road designed to support future development of this area and will not reduce the existing level of service at the intersection of Brentwood Street and Hunter Street. The development will not present a parking problem as the proposal exceeds the minimum parking and drive-through stacking requirements of the UDO.

***I. The extent to which the proposed use would create air pollution, water pollution, noise pollution or other environmental harm.***

The development is not anticipated to create pollution or other environmental harm. The development will follow all regulations and requirements pertaining to stormwater, air quality, noise, and other related items.

***J. The economic impact of the proposed use on the community.***

Development of the property with neighborhood commercial uses will generate property and sales taxes to be collected by the City as well as create new jobs.

***K. The gain, if any, to the public health, safety, and welfare due to denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.***

There is no gain or detriment to the public health, safety, or welfare if the application were denied. The proposed rezoning does not negatively impact public health, safety, or welfare as presented. If the application were denied, development of the property would be limited to remain as open space.

**12. Staff Recommendation**

- A. Staff recommends approval of a rezoning to the C-1 District (RZ23-0013), with the following stipulation:
  - 1. The following uses are prohibited:
    - a. *Fast-Food or Carryout Restaurants*
    - b. *Animal Care Facilities with Outdoor Kennels*
    - c. *Any Distance Restricted Businesses as listed in Olathe Municipal Code Chapter 5.43.*
- B. Staff recommends denial of the preliminary site development plan due to the recommendation on the proposed fast-food land use associated with the development plan.

**13. If the fast-food land use and preliminary site development plan are recommended for approval, staff recommends the following stipulations:**

- A. Zoning District:
  - 1. The following uses are prohibited:
    - a. *Fast-Food or Carryout Restaurants (Prohibited on Lot 2 only)*
    - b. *Animal Care Facilities with Outdoor Kennels*
    - c. *Any Distance Restricted Businesses as listed in Olathe Municipal Code Chapter 5.43.*
  - 2. Hours of operation for the 'Restaurant, Carryout, or Fast Food' use on Lot 1 are limited to 5:00 am to 8:00 pm. daily.

B. Preliminary Site Development Plan:

1. A waiver is granted from UDO 18.20.130.B to decrease the minimum front yard setback from 20-feet to 15-feet and to reduce the minimum frontage buildout from 50% to 30% along 159th Street as shown on the preliminary site development plan dated April 1, 2024.
2. A waiver is granted from UDO 18.15.020.G.8.b to decrease the minimum glass requirement from 25% to 20% on the primary facades for Lot 1 as shown on the elevations dated April 1, 2024.
3. A revised preliminary site development plan is required for Lot 2 prior to submittal of a final site development plan.
4. Revised access and traffic circulation for Lot 1 will be provided with final site development plans as required by the City Engineer.
5. Exterior ground-mounted or building mounted equipment including but not limited to, mechanical equipment, utilities' meter banks and coolers must be screened from public view with three (3) sided landscaping or an architectural treatment compatible with the building architecture.

Rob Barse  
Managing Partner



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Hastings, MN 55033

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February 27, 2024

City of Olathe  
Attn: Planning Division  
100 E Santa Fe St  
Olathe, Kansas 66051

RE: RZ23-0013 | Caribou Coffee at Asbury | Statement of Purpose

To Whom It May Concern,

On behalf of Mint Development Company LLC and applicant, please accept this Statement of Purpose to supplement our rezoning application. We are requesting rezoning to allow for development of a new Caribou Coffee "Cabin".

Caribou Coffee Cabins are a 605 square foot café featuring drive-thru and walk-up windows. Based in Minnesota, the cabins will embody the company's "Northwoods" feel. Although there is no indoor seating, the Cabins provide for seasonal, outdoor seating for 16 customers. The Cabins will also feature new menu items including "flavor-infused" drink items, like sparkling waters, juices and sodas, made from coffee beans.

In considering our application for rezoning, please accept the following criteria stated below as further justification to support our request for rezoning:

1. Although our proposal does not conform to the Comprehensive Plan, we believe that the use is consistent with similar Olathe community nodes located in close proximity to 159<sup>th</sup> & Ridgeview. Additionally, the existing and future uses immediately surrounding the property also deviate from the Comprehensive Plan. The existing daycare, future bank and planned multi-tenant strip center are all consistent and complementary to our proposed use creating for a strong neighborhood center for adjacent churches and residents. Lastly, we believe a coffee shop is more closely aligned to a fast casual offering than fast food. Although seasonal, our outdoor seating provides the adjacent neighborhood with a walkable amenity and community gathering place.
2. We have modified the Caribou Coffee "Cabin" prototypical design to more consistently align with the character of the neighborhood including, but not limited to, the surrounding land uses, zoning, floor area, architectural style, building materials, height, structural massing, siting and open space.

MINT DEVELOPMENT CO

City of Olathe – Statement of Purpose  
February 27, 2024

Rob Barse  
Managing Partner



Mint Development Co LLC  
723 S Oaks Dr  
Hastings, MN 55033

rob@mintdevco.com  
612.499.6095

3. We believe that the proposed use of a neighborhood coffee shop is complementary and in harmony with the zoning and uses of nearby properties. In fact, the land seller has obtained letters of support from the adjacent residential neighborhood.
4. The property is very suitable for a coffee shop use including the drive-thru which has adequate space for an 8-car drive-thru queue.
5. Under the current zoning, the property has remained vacant and undeveloped for 20 years.
6. The approval of the application would positively affect nearby properties providing an amenity that is in walking distance to the adjacent residential neighborhood, businesses and churches.
7. The approval of the development under the proposed district would substantially improve the value of nearby properties that have long been vacant as it is a strong national brand that would be attractive to prospective co-tenants.
8. The proposed district would not adversely affect the capacity or safety of that portion of the road network. All access is from an existing private road and no changes would be required of the existing public streets serving the overall area development. Our use will not present any parking problems and we have adequate parking provided on the site.
9. The proposed use will not create excessive air pollution, water pollution, noise pollution or other environmental harm.
10. There is positive economic impact of the proposed use on the community as it will generate increase taxes paid on the site as well as create both short-term and long-term jobs.
11. We do not believe there is any gain to the public health, safety and welfare due to denial of the application. In contrast, the denial of the application will continue to impose a hardship on the landowner as they have not been able to garner interest in the site with a buyer that aligns with the use dictated by the comprehensive plan and current zoning.

If the foregoing statement is not sufficient for our rezoning application, please let us know.

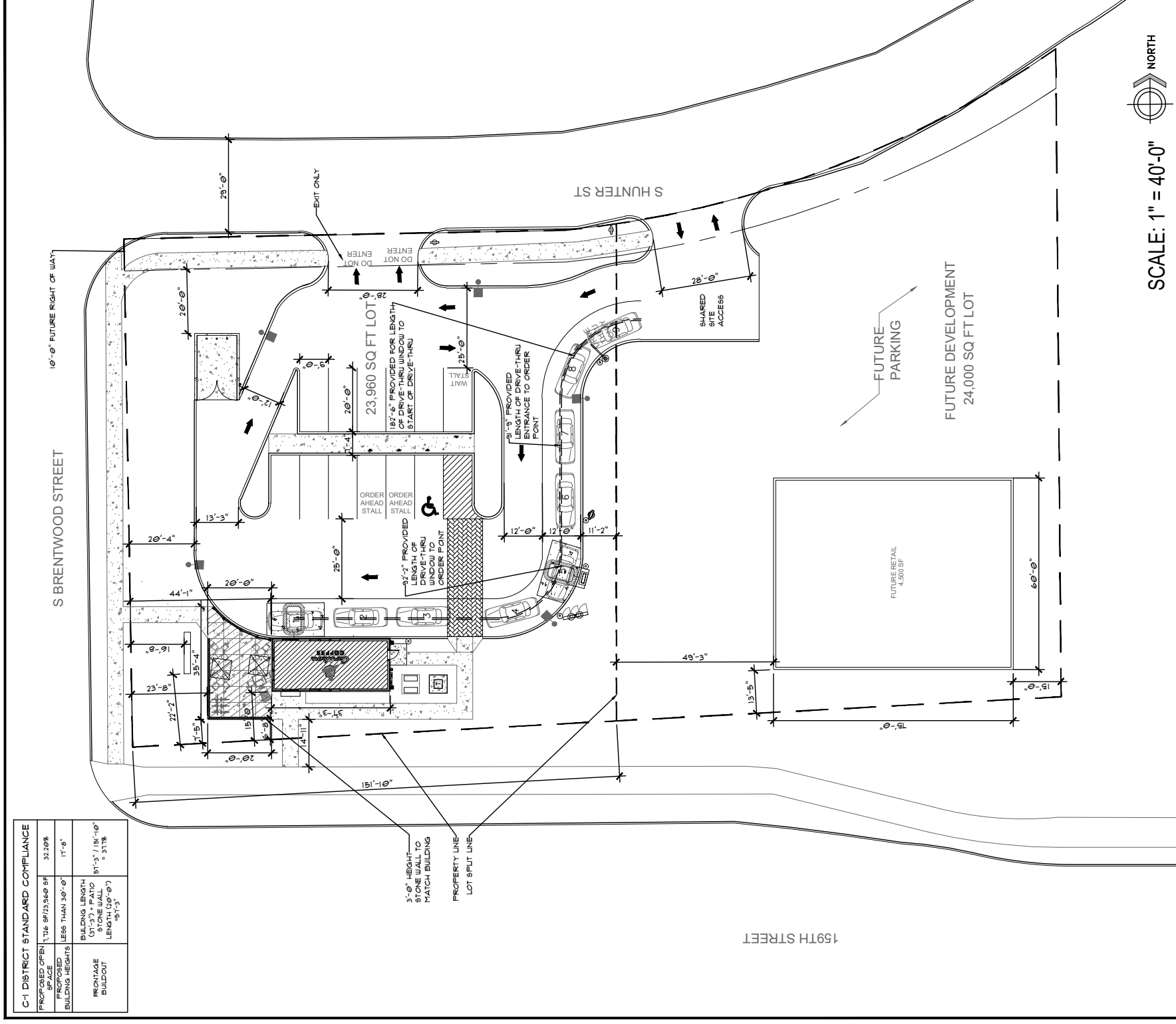
Sincerely,

A handwritten signature in black ink, appearing to read "Rob Barse". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

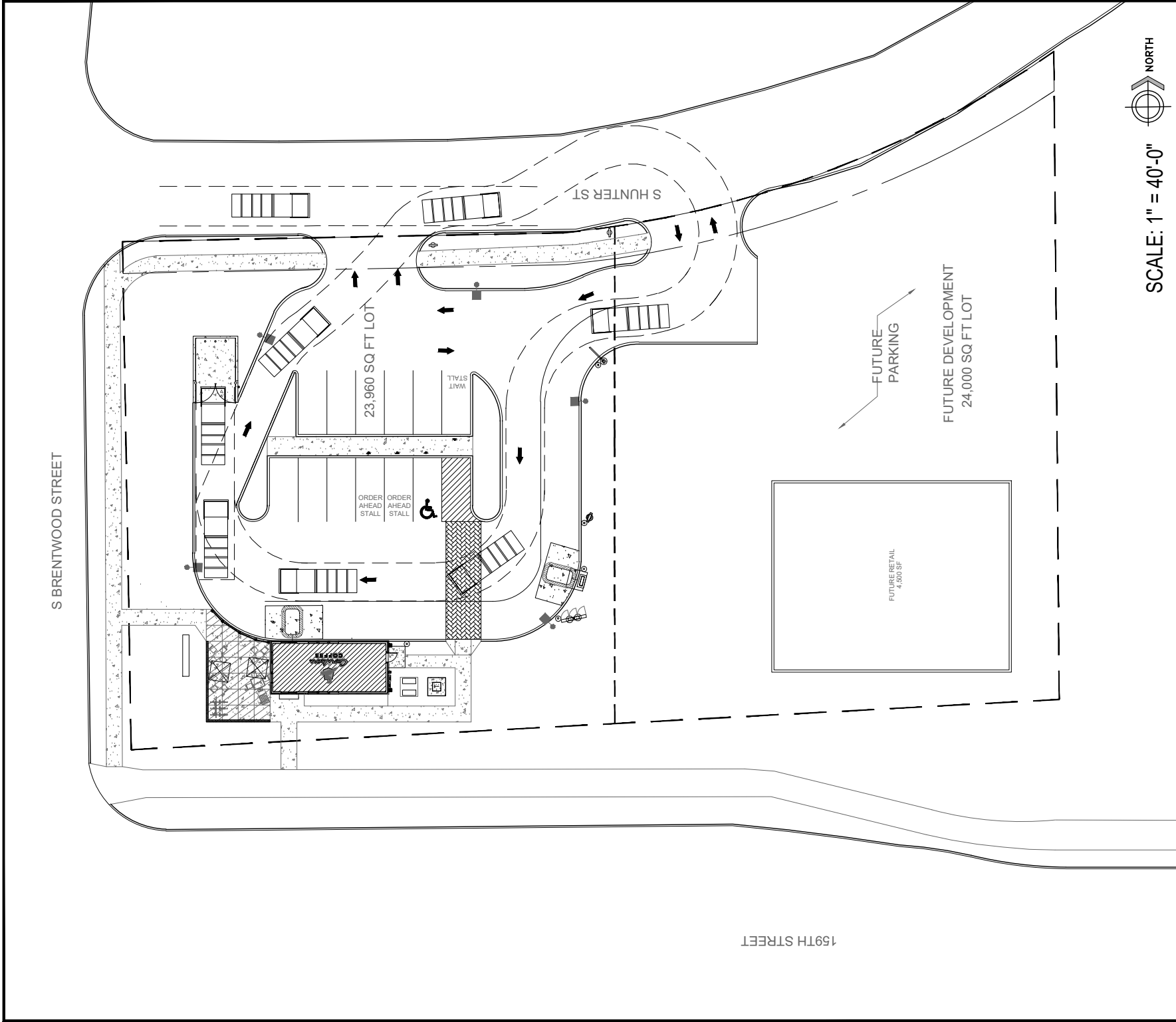
MINT DEVELOPMENT CO

City of Olathe – Statement of Purpose  
February 27, 2024

C-1 DISTRICT STANDARD COMPLIANCE	PROPOSED OPEN SPACE BUILDING HEIGHTS	1,726 SF/23,560 SF LESS THAN 30'-0"	32.0%
	FRONTAGE BUILDOUT	BUILDING LENGTH (31'-3") + PATIO STONE WALL LENGTH (20'-0") = 51'-3"	51'-3" / 18'-10" = 311%



DESIGN



S BRENTWOOD STREET

159TH STREET

S HUNTER ST

23,960 SQ FT LOT

ORDER AHEAD STALL

ORDER AHEAD STALL

WAIT STALL

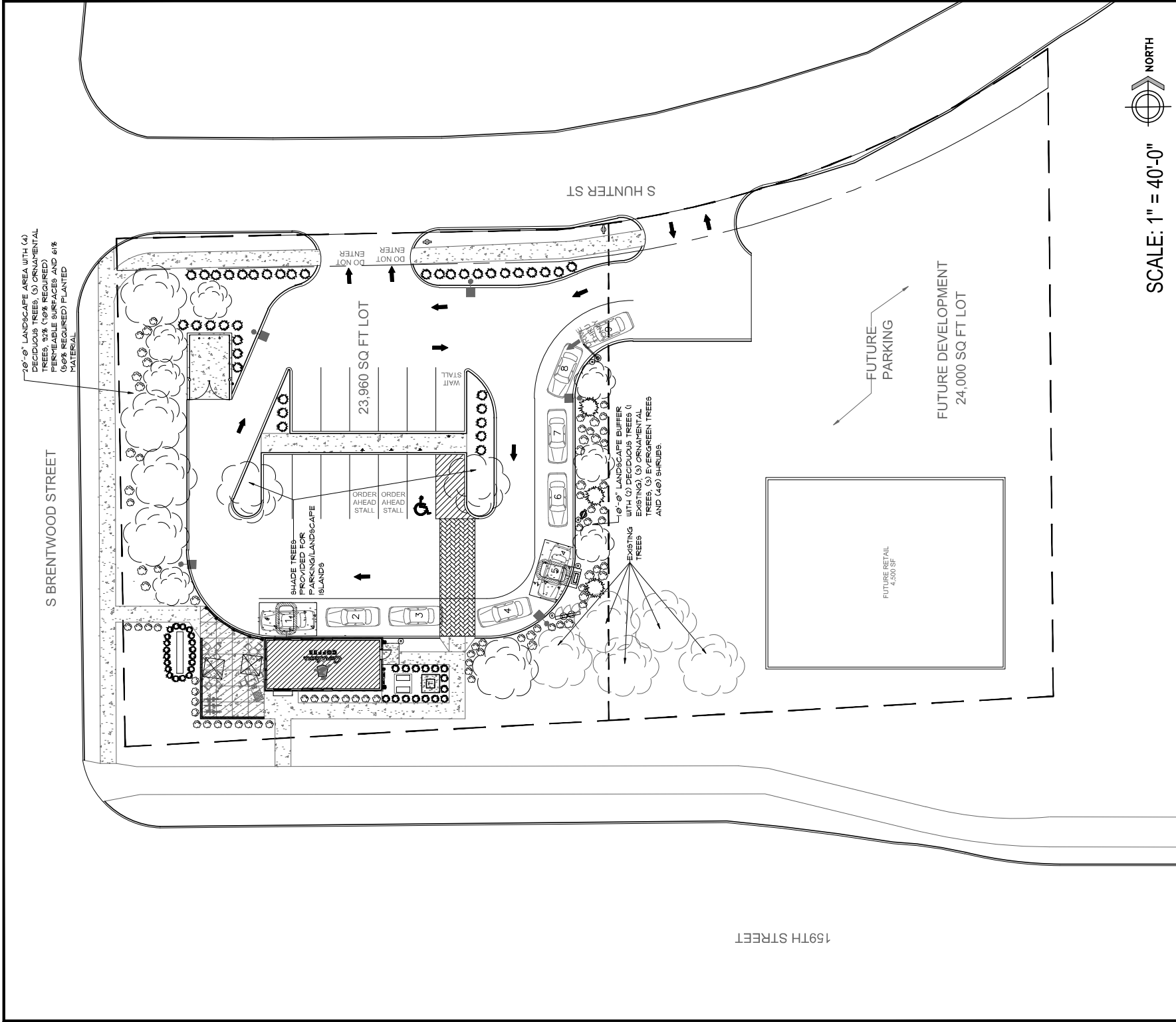
FUTURE RETAIL  
4,500 SF

FUTURE DEVELOPMENT  
24,000 SQ FT LOT

FUTURE  
PARKING



SCALE: 1" = 40'-0"





100  
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440  
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680  
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10000

STATE OF KANSAS

COUNTY OF JOHNSON

REGISTER OF DEEDS

BK 131 Pg 48



APPROVED by the Planning Commission of the City of Olathe, Kansas,  
on this 3rd day of February, 2003.

By: *Jeff Coughlin*  
JEFF COUGHLIN, Chairman

APPROVED by the Governing Body of the City of Olathe, Kansas,  
on this 18th day of February, 2003.

By: *Michael Corbett*  
MICHAEL CORBETT, Mayor

ATTEST: *Debra S. Gragg*  
DEBRA S. GRAGG, City Clerk

# ASBURY CENTRE

This is a survey and plot of part of the SE 1/4 of Section 12, T14S, R23E of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas more particularly described as follows:

Beginning at the Southeast corner of the SE 1/4 of Section 12, T14S, R23E of the Sixth Principal Meridian, in the City of Olathe, Johnson County, Kansas; thence S 87°45'14" W, along the South line of said SE 1/4, a distance of 715.73 feet; thence N 02°14'46" E, along the East right-of-way line of Brentwood Street, a distance of 250.92 feet; thence Northwesterly, continuing along said East right-of-way line, on a curve to the right having a radius of 400 feet, for a distance of 169.97 feet; thence N 22°00'00" E, continuing along said East right-of-way line, a distance of 62.15 feet; thence Northwesterly, continuing along said East right-of-way line, on a curve to the left having a radius of 530 feet, for a distance of 334.68 feet; thence N 14°08'00" W, continuing along said East right-of-way line, a distance of 125.00 feet to the Southwest corner of TRACT "B", ASBURY ESTATES, 1ST PLAT, a subdivision in the City of Olathe, Johnson County, Kansas; thence N 75°54'00" E, a distance of 10.00 feet; thence Easterly, continuing along said South line, on a curve to the left having a radius of 630 feet, for a distance of 129.75 feet; thence N 47°42'00" E, continuing along said South line, a distance of 124.19 feet; thence Easterly, continuing along said South line, on a curve to the left having a radius of 530 feet, for a distance of 59.36 feet; thence S 81°29'35" E, continuing along said South line, a distance of 124.19 feet; thence Easterly, continuing along said South line, on a curve to the left having a radius of 270 feet, for a distance of 47.51 feet; thence N 87°45'33" E, continuing along said South line and its extension thereof, a distance of 80.00 feet to a point on the East line of said SE 1/4, thence S 02°14'46" E, along said East line, a distance of 905.69 feet to the Point of Beginning, containing 14.18609 acres, more or less.

The undersigned proprietors of the above described tract of land have caused the same to be subdivided in the manner as shown on the accompanying plot, which subdivision and plot shall hereafter be known as "ASBURY CENTRE".

The streets and roads shown on this plot and not heretofore dedicated to public use, are hereby so dedicated.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction, or maintenance and use of conduits, water, gas, electrical, sewer pipes, poles, wires, drainage facilities, ducts and cables, and similar utility facilities, upon, over, and under these areas outlined and designated on this plot as "Utility Easement" or "U/E", is hereby granted to the City of Olathe, Kansas, and other governmental entities as may be authorized by state law to use such easement for said purposes.

An easement or license to enter upon, locate, construct and maintain or authorize the location, construction, or maintenance and use of conduits, water lines, storm pipes, sewer pipes and related facilities and structures, and street trees upon, over and under these areas outlined and designated on this plot as "Public" or "Public Utility Easement", is hereby granted to the City of Olathe, Kansas and other governmental entities as may be authorized by state law to use such easement for said purposes.

An easement or license is hereby dedicated to the City of Olathe to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, sewer pipes, surface drainage facilities, etc., upon, over, and across those areas outlined and designated on this plot as "Sanitary Sewer Easement" or "SSE" and Tract "B".

An easement or license is hereby dedicated to the City of Olathe to enter upon, locate, construct and maintain or authorize the location, construction or maintenance and use of conduits, sewer pipes, manholes, etc., upon, over, and across those areas outlined and designated on this plot as "Sanitary Sewer Easement" or "SSE" and Tract "B".

An easement is hereby granted and reserved by the undersigned proprietor of the above described land unto itself and all owners of lots and parcels depicted on this plot to enter upon, plant, replace, repair, mow, clip, trim, spray, chemically treat, repair, and otherwise maintain, and to authorize any such maintenance, of any and all grass, trees, shrubs, plants and other landscaping and all fences and monuments installed by the undersigned proprietor and by all owners of lots and parcels depicted on this plot upon, over, or under those areas outlined and designated on this plot as "Landscaping Easement" or "L/E".

A perpetual easement of access over, across, and upon the areas designed as Tract "B", "Access Easement", and "Ingress & Egress Easement" are hereby reserved to the undersigned proprietors, their heirs, assigns, etc., for ingress and egress of all owners and occupants of lots and parcels depicted on this plot, their guests and invitees; owners and occupants of adjoining land to the North and West of the plot, as well as other properties within the commercial center shall have the same right of ingress and egress as all owners and occupants of lots and parcels depicted on this plot. No obstacles or obstructions that would prohibit the free flow of traffic shall be allowed to be constructed or maintained within said "Access Easement", "Ingress & Egress Easement" and Tract "B".

Tract "A" is intended to be used for private open space.

Tract "B" shall also be designated as "Utility Easement". All utility locations within Tract "B" shall be approved by the owners of said Tract "B" prior to installation.

Tracts "A" and "B" shall be owned by the owners of lots and parcels depicted on this plot, which shall be responsible for all maintenance of said Tracts. The lots in this subdivision shall not be subdivided except pursuant to Chapter 15.58, Lot Splits, of Unified Development Ordinance or by replat.

The use of all lots in this subdivision shall hereafter be subject to the restrictions which will be executed as a separate instrument of writing and will be recorded in the Office of the Register of Deeds of Johnson County, Kansas, said restrictions will thereby be made a part of the dedication of this plot as though fully set forth herein.

The undersigned proprietors of the above described tract of land hereby consent and agree that the Board of County Commissioners of Johnson County, Kansas, and the City of Olathe, Johnson County, Kansas, shall have the power to relocate said lot proposed to be dedicated for public use and thoroughfares or parts thereof, for public use, from the lien and effect of any special assessments and that the amount of the unpaid special assessments on such land dedicated shall become and remain a lien on the remainder of this land fronting or abutting on said dedicated public way or thoroughfare.

IN TESTIMONY WHEREOF, the undersigned proprietors have caused this instrument to be executed this 17th day of July, 2003.

JACOBSON-CAMPBELL EXCAVATION, INC.

(Owner of all except Lot 4 and part of Tract "B", Beginning at the Northwest corner of Lot 4, ASBURY CENTRE, a subdivision in the City of Olathe, Johnson County, Kansas; thence S 01°42'00" E, along the Northwesterly line of said Lot 4, a distance of 6.33 feet; thence Southwesterly, continuing along said Northwesterly line on a curve to the right having a radius of 215 feet, for a distance of 191.63 feet to the Western corner of said Lot 4; thence N 02°14'46" E, a distance of 12.64 feet; thence Northwesterly, on a curve to the left having an initial tangent bearing of N 37°55'10" E and a radius of 300 feet, for a distance of 176.74 feet; thence N 87°45'14" E a distance of 12.64 feet to the Point of Beginning.)

STATE OF KANSAS

COUNTY OF JOHNSON

JOSEPH W. CAMPBELL, President

BE IT REMEMBERED, that on this 17th day of July, 2003, before me a Notary Public in and for said County and State, came JOSEPH W. CAMPBELL, President of JACOBSON-CAMPBELL EXCAVATION, INC., who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said Corporation, and he duly acknowledged the execution of the same to be the act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

*Joseph W. Campbell*  
Notary Public

My Commission Expires March 19, 2007

JANICE M. WILKINS  
NOTARY PUBLIC  
STATE OF KANSAS  
MY COM. EX. 03-02-2007

MSB BUILDING CORPORATION

(Owner of Lot 4 and part of Tract "B", Beginning at the Northwest corner of Lot 4, ASBURY CENTRE, a subdivision in the City of Olathe, Johnson County, Kansas; thence S 01°42'00" E, along the Northwesterly line of said Lot 4, a distance of 6.33 feet; thence Southwesterly, continuing along said Northwesterly line on a curve to the right having a radius of 215 feet, for a distance of 191.63 feet to the Western corner of said Lot 4; thence N 02°14'46" E, a distance of 12.64 feet; thence Northwesterly, on a curve to the left having an initial tangent bearing of N 37°55'10" E and a radius of 300 feet, for a distance of 176.74 feet; thence N 87°45'14" E a distance of 12.64 feet to the Point of Beginning.)

STATE OF KANSAS

COUNTY OF JOHNSON

JOHN L. STEWART, Vice-President

BE IT REMEMBERED, that on this 17th day of July, 2003, before me a Notary Public in and for said County and State, came JOHN L. STEWART, Vice-President of MSB BUILDING CORPORATION, who is personally known to me to be the same person who executed the foregoing instrument of writing on behalf of said Corporation, and he duly acknowledged the execution of the same to be the act and deed of said Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last written above.

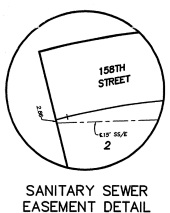
*John L. Stewart*  
Notary Public

My Commission Expires March 19, 2007

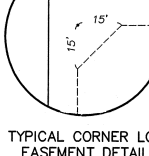
JANICE M. WILKINS  
NOTARY PUBLIC  
STATE OF KANSAS  
MY COM. EX. 03-02-2007

ASBURY CENTRE  
SEC. 12, T14S, R23E  
JOHNSON COUNTY, KANSAS  
PAYNE & BROCKWAY P.A.  
OLATHE, KANSAS

LOT	AREA
LOT 1	106.616 Sq.Ft.
LOT 2	54.541 Sq.Ft.
LOT 3	120.091 Sq.Ft.
LOT 4	123.786 Sq.Ft.
TRACT "A"	47.997 Sq.Ft.
TRACT "B"	271.70 Sq.Ft.
TOTAL	482.171 Sq.Ft.



SANITARY SEWER EASEMENT DETAIL



TYPICAL CORNER LOT EASEMENT DETAIL

Prepared by: Payne & Brockway Engineers, P.A.  
P. O. Box 138  
Olathe, Kansas 66051  
913-762-4800

Developed by: Jacobson-Campbell Excavation, Inc.  
c/o Joe Campbell  
7540 W. 150th St Ste 110  
Overland Park, KS 66085  
913-402-1300  
913-402-1300(F)

Date Prepared: January 4, 2003  
Date Revised: July 7, 2003

SW COR. SE 1/4  
SEC. 12, T14S, R23E

NOTE:

The basis for bearings on this plot is the South line of the SE 1/4 as established by a previous plat THE VILLAGES OF ASBURY, Plat Book 122, Page 15.

Lots 1 and 2 shall have No Direct Vehicular Access to Brentwood Street, except as shown on this plot.

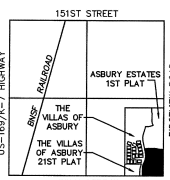
Lots 2 and 3 shall have No Direct Vehicular Access to 158th Street.

Lots 3 and 4 shall have No Direct Vehicular Access to Ridgeway Road.

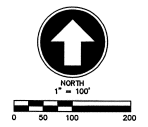
Lot 4 and Tract "A" shall have No Direct Vehicular Access to 159th Street.

Tract "A" shall have No Direct Vehicular Access to Brentwood Street.

ALL AREAS DESIGNATED ON THE PLAT AS DRAINAGE EASEMENT SHALL REMAIN FREE OF FENCES, SHRUBS, AND OTHER OBSTACLES THAT WOULD RESTRICT THE FLOW OF DRAINAGE.



LOCATION MAP  
SEC. 12, T14S, R23E



- DENOTES EXISTING MONUMENT BOX W/ PUNCHED BRASS CAP
- DENOTES 1/2" REBAR SET W/ PAB CAP
- DENOTES 1/2" REBAR FILING (UNLESS NOTED). PLACED IN CONCRETE
- DENOTES BUILDING LINE
- DENOTES UTILITY EASEMENT
- DENOTES PUBLIC UTILITY EASEMENT
- DENOTES SANITARY SEWER EASEMENT
- DENOTES DRAINAGE EASEMENT
- DENOTES LANDSCAPE EASEMENT
- DENOTES LIMITS OF NO ACCESS

I hereby certify that this is an accurate and true plot of survey on this 17th day of July, 2003.

*Johnny B. Ray*  
Johnny B. Ray  
Kansas L.S. No. 816

REVIEWED  
August 1, 2003  
August 1, 2003

JOHNNY B. RAY  
REGISTERED  
LAND SURVEYOR  
LS-816  
KANSAS



1 SIDE ELEVATION (SOUTH) - PRIMARY FACADE  
1/4" = 1'-0"

MATERIAL	SF	PERCENTAGE
BRICK	162 SF	46 %
STONE	98 SF	28 %
FIBER CEMENT TRIM	22 SF	6 %
GLAZING	70 SF	20 %
TOTAL	352 SF	100 %



2 FRONT ELEVATION (WEST) - PRIMARY FACADE  
1/4" = 1'-0"

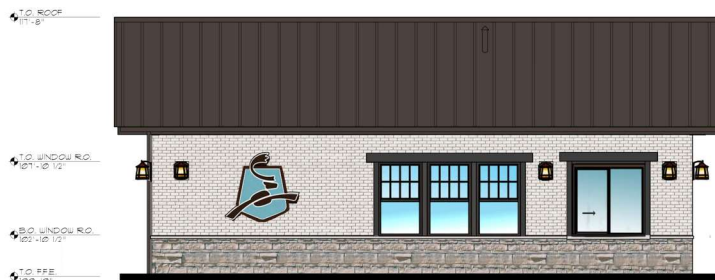
MATERIAL	SF	PERCENTAGE
BRICK	104 SF	41 %
STONE	44 SF	20 %
FIBER CEMENT TRIM	28 SF	13 %
GLAZING	45 SF	20 %
TOTAL	221 SF	100 %

BUILDING MATERIALS LEGEND	
	BRICK - CORONADO STONE PRODUCTS STYLE: WIRECUT THIN BRICK COLOR: PAINT TO MATCH BENJAMIN MOORE 'WHITE DOVE CC-11'
	HARDIE TRIM BOARD AT DECORATIVE TRUSS AND SIDING TRANSITIONS - PAINTED 224-12 WROUGHT IRON
	NON-REFLECTIVE STANDING SEAM METAL ROOFING - COLOR: CHARCOAL GRAY
	DARK BRONZE WINDOWS AND 4M SERVICE DOORS
	LIGHT FIXTURES - PROGRESS FS164-S6 BURNISHED CHESTNUT WALL LAMPS
	STONE - CULTURED/MANUFACTURED STONE: CORONADO STONE PRODUCTS STYLE: COUNTRY SUBBLE COLOR: ANTIQUE CREAM BILL CAR CORONADO STONE PRODUCTS CHISELED STONE BILL COLOR: CREAM



3 REAR ELEVATION (EAST)  
1/4" = 1'-0"

MATERIAL	SF	PERCENTAGE
BRICK	135 SF	61 %
STONE	35 SF	16 %
FIBER CEMENT TRIM	30 SF	14 %
DOOR	21 SF	9 %
TOTAL	221 SF	100 %



4 SIDE ELEVATION (NORTH) - PRIMARY FACADE  
1/4" = 1'-0"

MATERIAL	SF	PERCENTAGE
BRICK	162 SF	46 %
STONE	97 SF	28 %
FIBER CEMENT TRIM	23 SF	6 %
GLAZING	70 SF	20 %
TOTAL	352 SF	100 %































## NEIGHBORHOOD MEETING SIGN IN SHEET

Case #RZ23-0013 | Caribou Coffee at Asbury

April 8, 2024

On April 8, 2024, we held a neighborhood meeting to discuss the proposed Caribou Coffee at Asbury project. The applicant, Mint Development Company, presented a PowerPoint of describing the proposed project, requested rezoning, staff comments and our supporting qualifiers of why we think the City should allow the neighborhood coffee shop. There were 8 residents from the surrounding neighborhood that attended. The meeting lasted for approximately 1.5 hours & we discussed the following questions:

1. Access – describe & confirm the access for the proposed development. Will the cars have ingress or egress from 159<sup>th</sup> or Brentwood?  
**Response: We confirmed that all ingress & egress for the proposed development is from a single point of access on Hunter St. No cars will enter or exit directly onto Brentwood or 159<sup>th</sup>. This was reassuring to the residents and those that live closest to the proposed project across Brentwood St.**
2. Hours – what are the hours for Caribou?  
**Response: Typically, 6 am to 6 pm daily.**
3. Traffic – how much traffic with Caribou generate?  
**Response: Existing Caribou “Cabins” typically receive 150-200 customers per day or 12-17 per hour on average. On average, an estimated 50% of those visits are before 10 am. We confirmed that the City did not require a traffic study as we are not generating more traffic than what was anticipated for the commercial district. Additionally, we are not modifying or adding to the existing curb cuts on 159<sup>th</sup> or Brentwood.**
4. Drive-thru stacking – are you concerned about the drive-thru lane overflowing onto Hunter Street?  
**Response: We confirmed that we are exceeding the dedicated queue size required by the City. We are also exceeding Caribou’s corporate stacking requirement. Additionally, we discussed Caribou’s typical turn time for a car to travel from the menu board to receiving its freshly made coffee or breakfast item. Lastly, we showed that there is a wait stall if there is any issue with an order that the car can pull into to wait for its order freeing the other vehicles to advance.**
5. Proposed Daycare – are you concerned about the new daycare proposed across the street from Caribou?  
**Response: We confirmed our excitement about the proposed daycare development. As a neighborhood coffee shop, the property offers strong co-tenancy with the churches, daycares and bank that are planned around the site.**



Mint Development Co LLC  
723 S Oaks Dr  
Hastings, MN 55033

rob@mintdevco.com  
612.499.6095

6. Menu items – Are there offerings outside of coffee? And how can we order if walking to from the neighborhood.  
**Response: We shared Caribou’s typical menu items of coffee, teas and baked goods. We also discussed the pick-up/walk-up window that is connected to the pedestrian pathways and that Caribou has an App for ordering ahead.**
7. Why does staff not support a coffee shop?  
**Response: We shared staff’s comments from the application documents and why they do not support coffee as the proposed use. We shared our proposed qualifiers for rezoning. The attendees generally agreed that fast food restaurants that have drive-thru traffic late into the evening may not be desirable, however, drive-thru coffee shop was a reasonable offering.**

At the close of our meeting, the attendees expressed appreciation for the information we shared with them. We heard comments such as “It’s a matter of time before something is built here, what safer and better uses those being proposed (daycare & coffee projects)”. Nearly each attendee verbally expressed their support for the project as we shook hands after the meeting. Not a single attendee expressed opposition to the project. We asked all attendees to consider attendance at the upcoming public hearing and informed them that notices were mailed out on Monday, April 8 confirming the meeting date, time & location.

### **End of Meeting Summary**





MINT  
DEVELOPMENT CO.

rob@mintdevco.com  
612.499.6095

April 8, 2024

[illegible]City of Olathe – Neighborhood Meeting Sign-In  
April 8, 2024

Rob Barse  
Managing Partner



Mint Development Co LLC  
723 S Oaks Dr  
Hastings, MN 55033

rob@mintdevco.com  
612.499.6095

February 27, 2024

City of Olathe  
Attn: Planning Division  
100 E Santa Fe St  
Olathe, Kansas 66051

RE: RZ23-0013 | Caribou Coffee at Asbury | Stormwater Memo

To Whom It May Concern,

On behalf of Mint Development Company LLC and applicant, please accept this initial stormwater memo to supplement our rezoning application.

We understand that the site is subject to Title 17 stormwater requirements for both stormwater quality and quantity. Additionally, we will provide a full report with the Final Development Plan.

If the foregoing statement is not sufficient for our rezoning application, please let us know.

Sincerely,

A handwritten signature in black ink that reads "Robert Barse". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

MINT DEVELOPMENT COMPANY LLC  
Robert Barse, Managing Partner

MINT DEVELOPMENT CO

Rob Barse  
Managing Partner



Mint Development Co LLC  
723 S Oaks Dr  
Hastings, MN 55033

rob@mintdevco.com  
612.499.6095

April 1, 2024

Revised April 22, 2024

City of Olathe  
Attn: Planning Division  
100 E Santa Fe St  
Olathe, Kansas 66051

RE: RZ23-0013 | Caribou Coffee at Asbury | Waiver Request #1 – Frontage Buildout

To Whom It May Concern,

On behalf of Mint Development Company LLC and applicant, please accept the following for Waiver Request #1 – Frontage Buildout for the Council Agenda Packet.

Waiver #1 – We request that the 20 foot minimum front yard setback be reduced to a 15 foot front yard setback and that the requirement for 50% minimum building frontage be reduced to 30% along 159<sup>th</sup> Street.

Per UDO 18.20.130, the minimum front yard setback in a C-1 district is 20 feet. The maximum setback required by Site Design Category 3 is 15 feet. We request this waiver in order to comply with Site Design Category 3 design requirements over the contradictory C-1 zoning requirement. This portion of the waiver allows for a higher quality design by following Site Design Category 3 requirements and presents no identifiable negative impacts to surrounding properties.

Per UDO 18.90.020, the C-1 district requires a minimum building frontage of 50%. We request a waiver to reduce this percentage to 30% along 159<sup>th</sup> Street. In attempting to follow Site Design Category 3, buildings are required to be placed closer to the right-of way. Building frontage in those locations been maximized. Given the building's compact footprint, a +/- 3 foot tall decorative landscape wall has been proposed along the Brentwood Street and 159<sup>th</sup> Street rights-of-way to assist in setting the frontage edge. This portion of the waiver presents no identifiable negative impacts to surrounding properties.

We hope the provided responses are sufficient for our rezoning application, please let us know if anything else is needed.

Sincerely,

A handwritten signature in black ink, appearing to read "Rob Barse". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

MINT DEVELOPMENT CO

Rob Barse  
Managing Partner



Mint Development Co LLC  
723 S Oaks Dr  
Hastings, MN 55033

rob@mintdevco.com  
612.499.6095

April 1, 2024

City of Olathe  
Attn: Planning Division  
100 E Santa Fe St  
Olathe, Kansas 66051

RE: RZ23-0013 | Caribou Coffee at Asbury | Waiver Request #2 – 25% Glazing

To Whom It May Concern,

On behalf of Mint Development Company LLC and applicant, please accept the following for Waiver Request #2 –25% Glazing for the Council Agenda Packet.

Waiver Request to UDO Section 18.15.020 G.7.b(1)(a). The UDO requires 25% glazing on first floor primary façade windows, and a waiver is requested to allow the proposed 20% glazing on the submitted elevations. The small building footprint creates a hardship for meeting higher glazing percentages. This prototypical building floor plan has a significant amount of kitchen equipment and interior wall furring, so additional windows to meet the minimum standard would need to be non-functional spandrel glass. In addition to being non-functional, additional window area to meet the minimum percentages would be disruptive to the proportions of the façade. No private rights will be injured or endangered by this waiver, and the public will suffer no loss or inconvenience.

We hope the provided responses are sufficient for our rezoning application, please let us know if anything else is needed.

Sincerely,

A handwritten signature in black ink that reads "Rob Barse". The signature is written in a cursive style with a long, sweeping underline.

MINT DEVELOPMENT CO